

CITY of SANTA ANA

A. GENERAL INFORMATION

i. Jurisdictional Information:

Population 1998:	311,200
Annual Single-Family Units Permitted (1996-98, Avg.):	22
Annual Multi-Family Units Permitted (1996-98, Avg.):	1
Total Annual Residential Units Permitted (1996-98, Avg.):	23

ii. General Fee Checklist

<i>fee used here</i>	<i>updated in 1998 or 1999?</i>	<i>fee used here</i>	<i>updated in 1998 or 1999?</i>
<input checked="" type="checkbox"/> 1. Planning Department Plan Check Fees	Y	<input type="checkbox"/> 14. Watershed / Aquifer Fees	-
<input checked="" type="checkbox"/> 2. Environmental Assessment / Review Fees	Y	<input checked="" type="checkbox"/> 15. Local Traffic Mitigation Fees	Y
<input checked="" type="checkbox"/> 3. Building Department Plan Check Fees	Y	<input checked="" type="checkbox"/> 16. Reg'l Traffic / Highway Mit'n Fees	Y
<input checked="" type="checkbox"/> 4. Building Department Permit Fees	Y	<input type="checkbox"/> 17. Fire Service Fees	-
<input checked="" type="checkbox"/> 5. Engineering / Public Works Dept. Fees	Y	<input type="checkbox"/> 18. Police Service Fees	-
<input checked="" type="checkbox"/> 6. Grading Permit Fees	Y	<input type="checkbox"/> 19. Public Safety Fees	-
<input checked="" type="checkbox"/> 7. Electrical Permit Fees	Y	<input checked="" type="checkbox"/> 20. School District Fees	Y
<input checked="" type="checkbox"/> 8. Mechanical Permit Fees	Y	<input type="checkbox"/> 21. School District Mitigation Fees	-
<input checked="" type="checkbox"/> 9. Plumbing Permit Fees	Y	<input type="checkbox"/> 22. Community / Capital Facility Fees	-
<input checked="" type="checkbox"/> 10. Electricity / Gas Connection Fees	N	<input type="checkbox"/> 23. Park Land Dedication / In-Lieu Fees	-
<input checked="" type="checkbox"/> 11. Sanitary Sewer Connection Fees	Y	<input type="checkbox"/> 24. Open Space Dedication / In-Lieu Fees	-
<input checked="" type="checkbox"/> 12. Storm Drainage Connection Fees	Y	<input type="checkbox"/> 25. Afford. Hous'g Dedic'n / In-Lieu Fees	-
<input checked="" type="checkbox"/> 13. Water Connection Fees	Y	<input type="checkbox"/> 26. Special Assessment District Fees	-

iii. Possible Fee Reductions or Waivers?

Affordable Housing Fee Reduction	N
Affordable Housing Fee Waiver	N
Senior Housing Fee Reduction	N
Senior Housing Fee Waiver	?
Fee Types Reduced or Waived:	none

iv. Use of Mello-Roos in this Jurisdiction:

single-family	not used
multi-family	not used

v. Nexus Reports

-None Available

B. 25 UNIT SINGLE-FAMILY SUBDIVISION MODEL

i. Project Typical for Jurisdiction?

No - the city is almost built out

ii. Expected Location of New Subdivision in this Jurisdiction:

West Santa Ana
W. McArthur Blvd. @ S. Greenville Ave.

iii. Expected Environmental Assessment Determination:

Mitigated Negative Declaration

iv. Typical Jurisdictional Requirements for this Model:

-Off-Site Improvements:	-public right-of-way dedications
-Internal Site Improvements:	-dedication of streets and infrastructure, full street, curbs, gutters, driveways, sidewalks, st. trees, st. lights, full infrastructure, utility undergrounding, traffic signs, striping of roadways, street signs
-Common Amenities / Open Space:	-no common amenities
-Affordable Housing Dedication:	-none
-Project Management Requirements:	-Site Plan Review; Tract Map
-Typical Reporting:	-environmental, geometric studies

v. Model Valuation Information:

Single-Family Dwelling Unit Valuation Price per Sq. Ft.	62.00
Private Garage Valuation Price per Sq. Ft.	22.50
Total Valuation per Unit	164,000
Total Valuation per 25 Unit Subdivision Model	4,100,000

vi. Planning Fees:	Type / Fee Calculation	Per Unit	Fee Amount
General Plan Amendment Fee	flat		2,165
Zone Change Application Fee	flat		1,730
Planned Unit Development Fee	included in GPA		-
Site Plan Review Fee	flat for projects >\$100,000		1,080
Tentative Map Fee	1890 flat + 25/lot		2,515
Final Map Fee	997 flat + 20hrs @ 99.70/add'l hour over 10 ¹		1,994
Development Agreement Fee	deposit		2,700
Development Processing Fee	0.3 of 1% of Bldg. val'n	492	12,300
Mitigated Negative Declaration Fee	flat		615
Subtotal Planning Fees			25,099

vii. Plan Check, Permit & Inspection Fees	Type / Fee Calculation	Per Unit	Fee Amount
Building Permit Fee	schedule based on val'n	979.6	24,490
Building Plan Check Fee	65% of Bldg Permit Fee @ 636.74/unit		15,919
Building Permit Issuance Fee	21/permit	21	525
Fire Department Plan Check Fee	100% of Bldg Plan Check Fee @ 636.74/unit		15,919
Engineering Improvement Plan Check Fee ²	50hrs @ 99.70/hr ¹		4,985
Engineering Improvement Inspection Fee ²	3.25% of Improvement val'n (500,000)		16,250
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n	16.40	410
Copy Fees	1 @ 1.50/page + 29 @ 0.20/add'l		7
Electrical Permit Fee	2900 sf @ 0.05/sf	145	3,625
Plumbing Permit Fee	per fixture count	84.25	2,106
Mechanical Permit Fee	per fixture count	128.75	3,219
Electrical Plan Check Fee	65% of Electrical Permit Fee @ 94.25/unit		2,356
Plumbing Plan Check Fee	65% of Plumbing Permit Fee @ 54.76/unit		1,369
Mechanical Plan Check Fee	65% of Mechanical Permit Fee @ 83.69/unit		2,092
Electrical Permit Issuance Fee	21/permit	21	525

Plumbing Permit Issuance Fee	21/permit	21	525
Mechanical Permit Issuance Fee	21/permit	21	525
City - Water & Fire Service Installation Fee ³	13 @ 735/ 3/4" meter		9,555
Subtotal Plan Check, Permit & Inspection Fees			78,498
viii. Infrastructure, Impact & District Fees			
Type / Fee Calculation	Per Unit		Fee Amount
Santa Ana USD - School Impact Fee	1.93/sf	4,825	120,625
Orange Co. Sanit'n Dist. - Sewer Impact Fee	based on # of bdrms	2,165	54,125
Edison - Electrical Connection Fee	flat per unit	10	250
SoCal Gas - Gas Connection Fee	flat per unit	25	625
City - Transportation Improvement Fee	2500sf @ 1.80/sf	4,500	112,500
City - San Joaquin Hills Trans. Corridor Fee	flat per unit	2,626	65,650
City - Area III Drainage Assessment Fee	5 @ 2700/acre		13,500
City - Sewer Impact Fee ⁴	21 @ 59.45/fixture @ 1248.45/unit		31,211
City - Street Tree Program Fee	1 tree/unit @ 390/tree	390	9,750
Subtotal Infrastructure, Impact & District Fees			408,236
ix. Totals			
Total Fees for 25 Unit Single-Family Subdivision Model (total of subtotals above)			511,833
Total Fees per Unit (total from above / 25 units)			20,473

C. SINGLE-FAMILY INFILL UNIT MODEL

i. Project Typical for Jurisdiction?	Yes		
ii. Expected Location of New Infill Unit in this Jurisdiction:	1907 W. 2nd Street West Santa Ana		
iii. Expected Environmental Assessment Determination:	Categorical Exemption		
iv. Typical Jurisdictional Requirements for this Model:			
-Site Improvements	-comply with current citywide infrastructure standards		
-Typical Reporting:	-none		
v. Model Valuation Information:			
Single-Family Dwelling Unit Valuation Price per Sq. Ft.	62.00		
Private Garage Valuation Price per Sq. Ft.	22.50		
Total Valuation per Model	164,000		
vi. Planning Fees:	Type / Fee Calculation Per Unit Fee Amount		
Site Plan Review Fee	flat for projects >\$100,000	1,080	
Categorical Exemption Fee	flat	165	
Subtotal Planning Fees		1,245	
vii. Plan Check, Permit & Inspection Fees	Type / Fee Calculation Per Unit Fee Amount		
Building Permit Fee	schedule based on val'n	979.6	980
Building Plan Check Fee	65% of Bldg Permit Fee @ 636.74/unit		637
Building Permit Issuance Fee	21/permit	21	21
Fire Department Plan Check Fee	100% of Bldg Plan Check Fee @ 636.74/unit		637
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n	16.40	16
Copy Fees	1 @ 1.50/page + 14 @ 0.20/add'l		4
Electrical Permit Fee	2900 sf @ 0.05/sf	145	145

Plumbing Permit Fee	per fixture count	84.25	84
Mechanical Permit Fee	per fixture count	128.75	129
Electrical Plan Check Fee	65% of Electrical Permit Fee @ 94.25/unit		94
Plumbing Plan Check Fee	65% of Plumbing Permit Fee @ 54.76/unit		55
Mechanical Plan Check Fee	65% of Mechanical Permit Fee @ 83.69/unit		84
Electrical Permit Issuance Fee	21/permit	21	21
Plumbing Permit Issuance Fee	21/permit	21	21
Mechanical Permit Issuance Fee	21/permit	21	21
City - Water & Fire Service Installation Fee ³	735/ 3/4" meter	735	735
Subtotal Plan Check, Permit & Inspection Fees			3,684

viii. Infrastructure, Impact & District Fees	Type / Fee Calculation	Per Unit	Fee Amount
Santa Ana USD - School Impact Fee	1.93/sf	4,825	4,825
Orange Co. Sanit'n Dist. - Sewer Impact Fee	based on # of bdrms	2,165	2,165
Edison - Electrical Connection Fee	flat per unit	10	10
SoCal Gas - Gas Connection Fee	flat per unit	25	25
City - Transportation Improvement Fee	2500sf @ 1.80/sf	4,500	4,500
City - Area IV Drainage Assessment Fee	0.14 @ 3985/acre	557.9	558
City - Sewer Impact Fee ⁴	21 @ 59.45/fixture @ 1248.45/unit		1,248
City - Street Tree Program Fee	1 tree/unit @ 390/tree	390	390
Subtotal Infrastructure, Impact & District Fees			13,721

ix. Totals

Total Fees for Single-Family Infill Unit Model (total of subtotals above)	18,650
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D. 45 UNIT MULTI-FAMILY MODEL

i. Project Typical for Jurisdiction?

No - the city has not approved any multi-family development since 1987
-a project such as this would require a discretionary action on the part of Council
to modify existing zoning, which is seen as unlikely - and thus the project has not been priced

Notes: ¹ Fee based on engineer's estimate of typical review time.

² Includes grading plan check and inspection.

³ Only applies to connections to existing water mains.

⁴ Each plumbing fixture is assigned a unit value (e.g., toilet =4, dish washer =2, etc. . .). The total plumbing fixture units are then multiplied by \$59.45 to come up with the per dwelling unit sewer connection fee.